

Reference Number:
FL-T-OPTP-
5125PSB-14205

RENOVATED AND TENANTED FLORIDA PROPERTIES IN ORLANDO



INVESTMENT HIGHLIGHTS:

- ✓ Quality homes and condos
- ✓ Fully renovated to a high standard
- ✓ Properties sold with contracted tenant
- ✓ High rental demand from tenants
- ✓ Up to 70% discount from previous sold prices

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The Property

BUILDING INFORMATION

Price	Type	Floor	BEDROOMS	BATHROOMS	Sq. Feet	NetRental Income (after costs)	Net Yield
\$67,500	Condo	002	1	1	850 Sq.	\$4,497.45 p/a (after costs)	6.66%


COMMUNITY AMENITIES

- Swimming Pool
- Gated Community
- Fitness Room
- Playground
- Recreation Building

THE PROPERTY

- Location: Tampa
- Type: Condo
- Bedrooms: 1
- Bathrooms: 1
- Floor: 2nd
- Sq.Ft / m²: 850 / 79
- HOA: \$253.00 p/m
- Management Fees 8%: \$60 p/m
- Property Taxes 2010: \$62.21 p/m
- **Rental Income: \$750 p/m - \$9,000 p/a**
- **Gross Yield: 13.33% p/a**
- **Net Yield: 6.66% p/a**

AVERAGE
NET YIELD
8%



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THE NEIGHBOURHOOD

Oxford Place is a premier condominium community within the master-planned Tampa Palms in New Tampa. Covering approximately three acres of land and home to 298 units, Oxford Place has a beautiful swimming pool area, a fitness centre, sauna, sundeck, a business center, a billiard room and clubhouse in which to relax at the end of the day. Lush tropical gardens provide the perfect backdrop to this gated community.

Oxford Place was designed and constructed to maximize both the comfort and function of everyday livability with style, boasting spacious floor-plans, comfortable living rooms and bedrooms, gourmet kitchens and walk-in closets. Convenient to restaurants, theaters, shopping, theme parks, championship golf courses and not forgetting the world famous gulf beaches. The location of Oxford Place is ideal for students attending the nearby university, families who require easy access to Downtown Tampa and quality schools. The theme parks of Orlando and the beach of the gulf of Mexico within an hour's drive and Tampa International airport within 30 minutes.



Community Entrance



Pool



Condo Entrance



Lake Views



Kitchen



Bathroom



Living & Dining



Master Bedroom



Balcony

The Figures

Should you prefer to try to raise finance locally in the US, there is the advantage of the current low interest rates that the US Federal Reserve has introduced to stimulate the markets.

Financial Example of how investment on a 1 bedroom property can yield an average of 7.29% per annum after property taxes and costs

- **Selling Price:** **\$67,500**
- **Gross Rental Income:** \$750 p/m - \$9,000 p/a
- **Gross Rental Income %:** 13.33%
(Based on an income of \$9,000)
- **Management Cost 8%:** \$60 p/m
- **Property taxes 2010:** \$62.21 p/m
- **HOA:** \$253.00 p/m
- **Net Rental Income:** \$4,497.45 p/a
(after costs) \$374.79 p/m
- **Net Yield:** **6.66% p/a**

THIS PROPERTY
WAS PREVIOUSLY
SOLD FOR \$148,000

NOW
AVAILABLE
FOR **\$67,500**

The Capital Growth figures below are representative of the percentage profit you will accrue IF the property increases in value to the market value stated below.

Capital growth	Market Value A	Market Value B
5 Years 2016	\$90,330 (34%)	\$99,180 (47%)
7 years 2018	\$101,495 (50%)	\$115,683 (71%)
10 years 2021	\$120,882 (79%)	\$145,727 (116%)

Investing in tenanted property is one of the best ways to build your portfolio and as an armchair investment with capital equity it really does not get any better than this.

Our properties have been carefully chosen to appeal to tenants that require quality long term accommodation in great areas and at sensible prices.

As a cash buyer you can take advantage of this opportunity and see an immediate rental income. All tenants have been pre-qualified and screened by our management companies in order to provide you with a hassle free investment.

Become an armchair investor with Landmark and see an average of 8% net yield per annum on your Florida real estate investments without taking into consideration future capital growth.

Costs & Expenses

Incurred Costs

Initial Closing Costs
Title Insurance
Brokers Fees
Finders Fees
Property taxes
HOA Fees
Refurbishment
Property Advertisement
Property Management
Outstanding Utilities, Debts & HOA

\$17,500

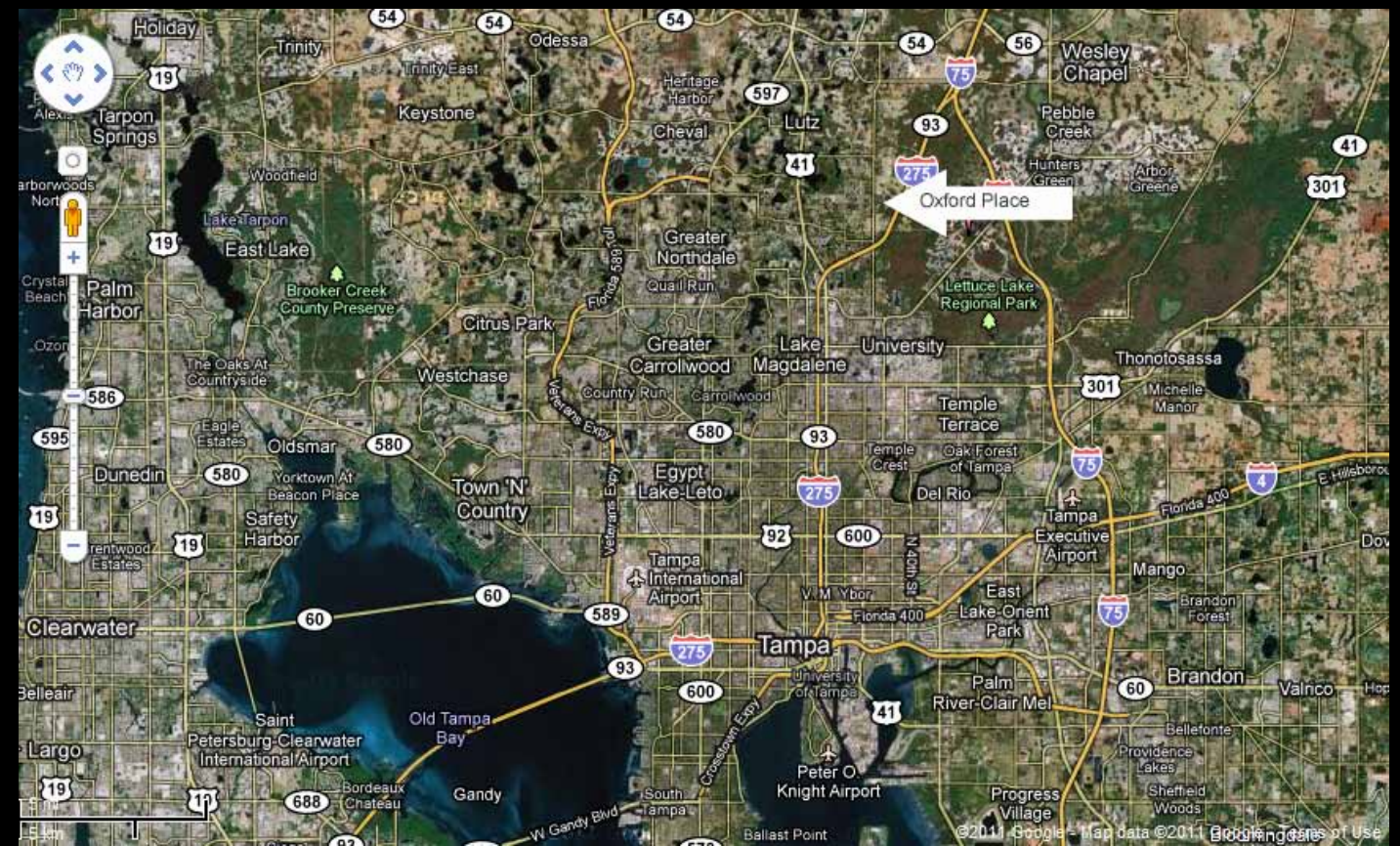
- **SALES PRICE:** **\$67,500**
- **Net Yield:** **6.66% p/a**

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NOW
AVAILABLE
SALES
PRICE
FOR **\$67,500**

SALE SALE SALE
SALE SALE SALE

Sitemaps



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Features

THE PROPERTY

This condo is a very spacious second floor, 850 sq.ft 1 bedroom luxury condo in Oxford Place in Tampa Palms on the outskirts of Tampa on Florida's west coast.

This townhome style condo has been recently refurbished and is as good as new, affording owners and tenants plenty of natural light and a great open plan living space.

This gated community boasts a community swimming, a fitness center plus very easy access to Ybor City, Tampa University, Downtown Tampa and of course the fantastic gulf coast beaches. Constructed in 2001, this condo ideal for owners who are looking for a hassle free property that offers a nice ROI.

Bedrooms: **1**
Bathrooms: **1**
Square Footage: **850**
Street Address: **5125 Palm Springs Blvd # 14205**
City: **Tampa**
State: **FL**
Zip: **33647**
Neighborhood: **Oxford Place at Tampa Palms**
Elementary School: **Tampa Palms Elementary**
Middle School: **Liberty Middle School**
High School: **Freedom High School**

COMMUNITY AMENITIES

- **Swimming Pool**
- **Gated Community**
- **Fitness Room**
- **Playground**
- **Recreation Building**

UNIT AMENITIES

- **Master Bedroom: 13x11**
- **Kitchen: 10x08**
- **Living Room: 21x17**
- **Pets allowed**
- **Sold "As is"**
- **Community clubhouse(s)**
- **Community exercise area(s)**
- **Community swimming pool(s)**
- **Gated community**
- **Stucco exterior**
- **Shingle roof**
- **Foreclosure**
- **Contingent**
- **Carpet**



LANDMARK
Developments